

**CITY OF LEWISTON**  
**PLANNING BOARD MEETING**  
**MINUTES for September 10, 2007 – Page 1 of 8**

**I. ROLL CALL:** This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:37 p.m., and was chaired by Vice Chairman John Racine.

- **Members in Attendance:** John Racine, Roger Philippon, Jonathan Earle, and Denis Fortier.

**Absent:** Stephen Morgan, Jim Horn, and Ron Chartier.

- **Associate Members Present:** Lucy Bisson. **Absent:** None.

- **Staff Present:** Lincoln Jeffers, Assistant to the City Administrator; Mark McComas, Deputy Director of Economic & Community Development; Gil Arsenault, Deputy Director of Planning & Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

*The Associate Member was a full Board Member during the entirety of this meeting.*

**II. ADJUSTMENTS TO THE AGENDA:** None.

**III. CORRESPONDENCE:** The following item was distributed at this meeting: A letter from William & Diane Stoddard regarding the re-zoning of 10 Almond Avenue dated September 7, 2007 and an e-mail from Matthew Mastrogiacono, attorney from Isaacson & Raymond, removing a petitioner name. The following motion was made:

**MOTION:** by **Roger Philippon** that the Planning Board accept the above items, place them on record, and read them at the appropriate time. Second by **Lucy Bisson**.

**VOTED:** 5-0 (Passed).

**IV. HEARINGS:**

**A. A proposal submitted by Harriman Associates on behalf of the Lewiston School Department to construct a new, two- (2-) story, 92,200 square foot, elementary school building (Pettingill Elementary School) and 3.2 acres of paved parking, drives, and walks at 601 College Street (A request to be tabled to the September 24, 2007 Planning Board Meeting).** Harriman Associates is requesting that this item be tabled to the September 24, 2007 Planning Board Meeting, due to a change to the parking lot layout at the new elementary school. The following motion was made.

**MOTION:** by **Roger Philippon** that the Planning Board table the hearing regarding a proposal to construct a new, two- (2-) story, 92,200 square foot, elementary school building (Pettingill Elementary School) and 3.2 acres of paved parking, drives, and walks at 601 College Street to the Planning Board Meeting scheduled for September 24, 2007. Second by **Denis Fortier**.

**VOTED:** 5-0 (Passed).

**B. A proposal submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Diane & Donald Dubois to reconfigure the lot lines of 71 & 81 East Avenue requiring a modification of side and rear yard and setback requirements.** David Hediger read his Staff Memorandum dated September 6, 2007.

This proposal is to reconfigure the lot lines of 71 & 81 East Avenue. Diane & Donald Dubois are requesting modifications of side and rear yard and setback requirements of the Office Residential (OR) zoning district to reconfigure the interior lot lines of these two (2) lots. Cassiels Day Spa and Salon is located at 71 East Avenue and there is a 12-unit apartment building located at 81 East Avenue. Diane & Donald Dubois currently owns both properties, however, they are considering the sale of the apartment

building. In order for the Dubois' to split the lot, the lot lines must be reconfigured requiring modifications.

Present at this meeting were **Arthur Montana** from A.R.C.C. Land Surveyors on behalf of **Diane & Donald Dubois**, who was present. Also present was **George Gendron**. Arthur Montana said all that is now needed is to set the boundary marks. The modifications are shown on the plan.

This item was then opened to the public for those in support and those in opposition. There being none present, this item was then brought back to the Planning Board and the following motion was made.

**MOTION:** by **Roger Philippon**, that the Planning Board determines the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Diane & Donald Dubois to reconfigure the lot lines of 71 & 81 East Avenue requiring a modification of side and rear yard and setback requirements to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article IX, Section 3 (9), (10) and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Diane & Donald Dubois, subject to the following concerns and conditions raised by Staff:

1. That the applicant provides a surveyed plan stamped by a licensed surveyor, verifying the exact location of the proposed boundary lines.
2. Evidence that all easements noted on the submitted plan have been recorded in the Androscoggin Registry of Deeds prior to the sale of either property and the City's release of a signed, approved plan. Second by **Lucy Bisson**.

**VOTED:** 5-0 (Passed).

**C. A proposal submitted by Delucca-Hoffman Associates, Inc. on behalf of Peter F. Holmes for a multiple building industrial warehouse/office complex located at 2085 Lisbon Street (corner of Route 196, Lisbon Street and Gayton Road).** David Hediger read his Staff Memorandum dated September 6, 2007.

This proposal is for the construction of a multiple building industrial warehouse/office complex to be located at 2085 Lisbon Street. 2085 Lisbon Street is located on the corner of Lisbon Street and Gayton Road. This is a 33.269 acre parcel and is located in the Highway Business (HB) zoning district. This property is currently a vacant parcel and is wooded. Peter Holmes is proposing to develop four (4) warehouse-type structures on this lot. The structures will vary in size from 15,000 SF to 23,940 SF. Each building will be constructed in one (1) of four (4) phases.

The majority of the comments and concerns have been resolved to staff's satisfaction.

There were no concerns from the Police Department. Comments were included in the Planning Board Packets from Paul Ouellette, Fire Department dated July 18, 2007, Janice Patterson, P.E. to David Hediger dated August 15, 2007, and from David Hediger, Planning & Code Enforcement to DeLuca-Hoffman dated August 15, 2007.

Present at this meeting was **Steve Bushey** from DeLuca-Hoffman on behalf of **Peter Holmes**.

Steve Bushey briefly explained the project and showed its location on a site plan. These four (4) structures are proposed to be occupied by small business owners, i.e. plumbers, electricians, occupants oriented to small business operations. One of the buildings will house seven tenants, and the other three will house five tenants each. These buildings will be rectangular-sized and one-story. Some of the buildings will be a couple of feet over grade. Phase 1 is for the first building and is proposed to be built as soon as possible. The wetland area is to the rear of the property (Route 196). This property contains 1,500 feet of frontage along Route 196. This property includes municipal connections for water. There are eight (8) stormwater treatment areas. There is a single pole into the site with an underground service for utilities. A traffic analysis was done on the traffic count. The trips are just below 100. Steve Bushey would like for at least Phase 1 to be approved and conditional approval for the other phases, based upon additional traffic information. The access drive is 250 feet for the Phase 1 building. The existing trees will remain, except where cleared for development.

This item was then opened to the public for those in support and those in opposition.

- **Harry Milliken (6 Judith Street)** stated concerns with the MDOT's view on the proposed three (3) access points. This will come up with the traffic report. The distance between the two closet access points is 300 feet. From the three (3) access points to Gayton Road is 220 feet. Denis Fortier commented that the access points will minimize wetland impacts. He cautioned the Planning Board to look at this a little closer with respect to traffic management.

- **Conrad Begin (resides at the corner of Lisbon Street/Gayton Road)** commented that the drainage has gotten worse on Lisbon Road. He is concerned with the culvert in this area, the hours of operation, and this area needing more drainage. Steve Bushey responded that, at this time, it is unknown what the hours of operation are, since he does not know who the tenants are. David Hediger suggested Public Works be contacted on the quality of the existing culvert on Gayton Road. Conrad Begin then asked if there was going to be any storage of chemicals there, since residents have wells in this area. Again, Steve Bushey responded that the tenants are unknown at this time.

There being no further public opinion, the following motion was made.

**MOTION:** by **Lucy Bisson**, that the Planning Board determines the application submitted by Delucca-Hoffman Associates on behalf of Peter F. Holmes for a multiple building industrial warehouse/office complex located at 2085 Lisbon Street (corner of Route 196, Lisbon Street and Gayton Road to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Peter F. Holmes, subject to the following concerns and conditions raised by Staff:

1. That no signed, approved plans are released by the City until DEP approval is obtained for purposes of wetland alterations, stormwater, and the City's delegated review.
2. That full approval for Phase 1 of the development be granted with conditional approval of Phases 2-4 being upon the applicant conducting an evaluation of the site entrances to Phases 2-4 using a) their proposed trip generation rate and b) an average of other possible trip generation rates to ensure that the site driveways will operate at an acceptable level of service and that no turning lane warrants are met. Furthermore, no building permit or site activity may occur within these phases until this information has been provided. This information must then be reviewed by the City's peer reviewer and brought back before the Planning Board for their approval as related specifically to the traffic with this development.
3. To recommend that the Public Works Department take a look at the existing culvert on Gayton Road and the intersection of Gayton Road and Lisbon Street. Second by **Roger Philippon**.

**VOTED:** 5-0 (Passed).

**D. To consider a petition requested by Randall Road Associates, LLC to Conditionally Rezone the property located at 10 Almond Avenue from the Low Density Residential (LDR) zoning district to the Medium Density Residential (MDR) zoning district to allow multi-family dwellings with more than four (4) residential units per structure.** David Hediger read his Staff Memorandum dated September 6, 2007.

This petition has been submitted by Randall Road Associates, LLC to conditionally rezone the property located at 10 Almond Avenue to allow for the development of multi-family dwellings with more than four (4) residential units. This property is already part of a mixed residential development, known as Chestnut Hill Estates, which was previously approved by the Planning Board on August 23, 1998. The development, as amended and approved, consists of 15 single-family houses (Lot Nos. 1-15) along Macadamia Lane, 33 units of housing (Lot No. 16), and 97 units (Lot No. 17). This property is part of Lot No. 17. There are already four (4) buildings on Lot No. 17. Each of these buildings contain eight (8), residential units, which are being sold as condominium units. Randall Road Associates, LLC would like 10 Almond Avenue to be conditionally rezoned to the Medium Density Residential (MDR) zoning district

to allow the previously approved 65 units, which are unbuilt on Lot No. 17 to be configured as multi-family dwellings.

A neighborhood meeting was held on August 27, 2007 with concerns expressed as to the size of the structure and proposed high rental income expected by Randall Road Associates, LLC. Since this meeting, a letter was submitted by 21 residents of Chestnut Hill Estates development requesting that the rezoning proposal be rejected.

Comments were included in the Planning Board Packets from Janice Patterson, P.E. in an e-mail dated September 6, 2007, a letter to David Hediger dated September 5, 2007 from Rick Tonoli of Randall Road Associates, and the correspondence referenced above with the 21 signatures dated September 2, 2007.

Present at this meeting was **Matthew Mastrogiacono**, attorney from Isaacson & Raymond representing Randall Road Associates, LLC and **Mike Gotto** from Sebago Technics.

Matthew Mastrogiacono said that he has been listening to the concerns of neighbors. He feels that this will attract professionals in this area. Mike Gotto explained the technical plans and specifics of the project. He discussed previous approvals and showed the original plan. He addressed concerns he heard at the neighborhood meeting, i.e. size of the building and access to the development. They are looking at a new design with one (1) access point. They are also looking to put into two (2) lots, instead of one (Lot Nos. 18 & 19). Approvals would be for one, 32-unit building. The other building, 30 units. Mike Gotto then showed examples of wooded buffers and the units location. He showed comparisons in heights. The building will be limited to 45 feet in height. He commented that they are trying to listen to the neighbors. The building is expected to be apartments. The apartments will be designed so they can be condominimized in the future.

- **Harry Milliken (6 Judith Street)** said he wanted clarification from staff as to what has been approved. Staff stated this was approved under the current codes. He said he does not want this approved. This is considered spot zoning. The "MDR" zoning district is nowhere near this area.

- **Richard Charest (87 Pond Road)** would like to see a negative recommendation made. He is concerned with property values. He said that half of the existing condos are empty. This is a beautiful neighborhood.

- **Claire Allen** stated that she lives in a duplex she just purchased in July 2007. She is concerned that this will impact values in the neighborhoods. She feels that standards need to be taken into consideration and she does not want this to pass.

- **Keith Allen** stated that he, too, is against this rezoning.

- **Amparo Evelina (9 Foliage Lane)** said that she purchased her property in May 2007. She is also concerned with the retail value and the ability for her to sell her property. She was informed, at the time of her purchase, that any construction would be condos and she did not anticipate this happening right away. Construction will be going on on both sides at the same time. This will negatively affect the property values. She strongly urged the Planning Board to deny this request.

- **Christine Charest (87 Pond Road)** was concerned with professionals renting rental properties. She asked, "Why would professionals rent instead of purchasing?"

- **Pauline Gudas (6 Raymond Avenue)** said that the building will be almost as long as a football field. This building does not fit the style of this area at all. She asked, "when was the last time a traffic study was done on Randall/Pond Roads? She stated that Macadamia Lane will be a main thoroughfare. She was concerned with increased traffic in this area.

- **David Gudas (6 Raymond Avenue)** asked, "Where can you find an apartment building with 32 units in Lewiston?" – Blake Street Towers? He stated that they are looking at a massive construction site. He asked, "How long will this take to complete?"

- **Jeffrey Flanagan (6 Macadamia Lane)** said that 65 units will take a toll on this area.

- **Gardner Daigle (79 Sherbrooke Avenue)** stated that the City has obligations to put back into the community. He stated, "Who wants to look at a garage across the street?" He has an interest in this hearing since his grandchildren reside there. Instead of improving the neighborhood, this will do the opposite. The city needs to be protected.

- Pauline Gudas then mentioned that she has photographs to present to the Board that were taken the day before and also notices of violations. They were no objections from the Board on viewing the photographs, however, the notices of violations were not presented, since this hearing pertains to a rezoning.

- **Bob Cloutier (318 Randall Road)** said that he has major concerns with the project. He is concerned with property values. The green space is being taken away. The City is looking at tax revenue, not the interests of the residents. He commented that the \$1,200 per month rental fee will not happen. He disapproves of this project.

**Roger Philippon departed from this meeting at 7:17 p.m.**

- **Bob Daigle (11 Macadamia Lane)** said that he purchased his home and moved in in February 2007. This monstrosity will be visible from space.

- **Doug Taylor** asked if this will be subsidized housing and commented on the type of residents it may bring. John Racine commented that race, color, etc. does not matter to this Board.

- Attorney Mastrogiacomo said that the 65 apartments, not condos will be 1-2 bedrooms, not 3-4 bedrooms. There are no promises on record that these had to be condos. Heat and taxes are included. Landscaping will need to be maintained.

- **Sue Lagueux (7 Macadamia Lane)** stated that this is a nice neighborhood, that is privately owned. She stated that she would not have purchased if the rules were going to be changed. A traffic count was done in 2002 – a lot has changed since then.

Attorney Mastrogiacomo requested from the Board that this item be tabled until there is a larger quorum. The Board noted that if tabled, this whole hearing would need to be heard all over again. It was agreed by the Board to proceed with the hearing.

The public portion was then closed and a discussion with Staff occurred. From the past traffic study, this development will not add any more than what was approved. This building does not fit there. Denis Fortier said that neighborhoods do change and that you cannot prevent change.

There being no further discussion, the following motion was made.

**MOTION:** *by Lucy Bisson, that the Planning Board not recommend to the City Council for their consideration on the adoption of Randall Road Associates, LLC request to conditionally rezone the property located at 10 Almond Avenue from the Low Density Residential (LDR) zoning district to the Medium Density Residential (MDR) zoning district pursuant to Article XVII, Section 5 of the Zoning and Land Use Code. Second by Denis Fortier.*

**VOTED:** 4-0 (Passed).

**E.** *A proposal submitted by Sebago Technics on behalf of Deep Cove II, LLC to construct a three- (3-) story, 20-unit, housing building (Birch Hill Apartments) with basement totaling 20,753 square feet with associated access and parking at 281 Bates Street.* David Hediger read his Staff Memorandum dated September 6, 2007.

This proposal is to construct a three- (3-) story, 20-unit building for elderly housing at 281 Bates Street. This property is currently a grassed hill located in the Downtown Residential (DR) zoning district.

The majority of the comments and concerns have been resolved to staff's satisfaction before this meeting.

There were no concerns from both the Police and Fire Departments. Comments were included in the Planning Board Packets from Jan B. Wiegman, P.E., from Sebago Technics in his correspondence dated September 6, 2007, from Janice Patterson, P.E. to David Hediger dated September 5, 2007, and from David Hediger, Planning & Code Enforcement to Sebago Technics dated August 31, 2007.

Present at this meeting were **Jan Wiegman, P.E.** from Sebago Technics on behalf of Deep Cove II LLC Also present was **Jim Hatch** (architect). Staff present was **Mark McComas**, Deputy Director of Economic & Community Development.

Jim Hatch briefly discussed the building. Jan Wiegman explained the site, location, and parking spaces under the building. They will be maintaining the three (3) street trees on Bates Street.

This item was then opened to the public for those in support and those in opposition.

**Doug Taylor**, who residents two (2) doors down, stated that this is an excellent use.

There being no further public opinion, the following motion was made.

**MOTION:** by **Lucy Bisson**, that the Planning Board determines the application submitted by Sebago Technics on behalf of Deep Cove II LLC to construct a three- (3-) story, 20-unit building for elderly housing at 281 Bates Street to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Deep Cove II LLC,, subject to the concerns raised by Staff. Second by **Jonathan Earle**.

**VOTED:** 4-0 (Passed).

**F.** A proposal submitted by Sebago Technics on behalf of Gendron & Gendron, Inc. to develop a distribution center with a 96,683 square foot building (River Road Distribution Center) and associated parking, access, and loading areas at 380 River Road. David Hediger read his Staff Memorandum dated September 6, 2007.

This proposal is to develop a 96,683 square foot distribution center at 380 River Road. This is a 22.27 acre parcel of land and is located in the Industrial "I" zoning district. There is a single-family home, meadow, and woods currently located on this property. This development is proposed to be completed in phases. Phase 1 would consist of 79,147 square feet of building with 99 parking spaces. Phase 2 would involve a 17,536 square addition to the building with an additional 33 parking spaces.

On September 4, 2007 there was a neighborhood meeting held.

The majority of the comments and concerns have been resolved to staff's satisfaction before this meeting.

There were no concerns from the Police Department. Comments were included in the Planning Board Packets from Jan Wiegman, P.E. of Sebago Technics dated September 6, 2007, from Paul Ouellette of the Fire Department in e-mails dated August 31, 2007 and September 6, 2007, from Janice Patterson, P.E. to David Hediger dated September 6, 2007, and from David Hediger, Planning & Code Enforcement to Sebago Technics dated September 6, 2007.

Present at this meeting were **Jan Wiegman, P.E.** from Sebago Technics on behalf of Gendron & Gendron, Inc. and **John Gendron** from Gendron & Gendron, Inc. Staff present was **Lincoln Jeffers**, Assistant to City Administrator.

This project is being reviewed under the DEP delegated review. One access point is allowed to this site. Jan Wiegman stated that parking is for 99 spaces. He said that he met an abutting property owner, **Raymond Martel**, who resides across the street. He explained the project to him. He is okay with the project. There will be no wetland impacts.

This item was then opened to the public for those in support and those in opposition.

There being no public opinion, the following motion was made.

**MOTION:** by **Lucy Bisson**, that the Planning Board determines the application submitted by Sebago Technics on behalf of Gendron & Gendron, Inc. to develop a 96,683 square foot distribution center at 380 River Road to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Gendron & Gendron, Inc., subject to the following concerns and conditions raised by Staff:

1. That no signed, approved plans are released by the City until the DEP approval is obtained for purposes of stormwater and the City's delegated review.
2. Approval for Phase 1 of the development be granted and with conditional approval of Phase 2 be upon the applicant receiving a TMP for Phase 2. No building activity may occur within Phase 2 until the TMP has been issued. This information must be brought back before the Planning Board for their approval as related specifically to the traffic with this development.
3. A photometric light plan is provided to staff's satisfaction. Second by **Denis Fortier**.

**VOTED:** 4-0 (Passed).

*Out of sequence to the agenda listing, Item VI. Other Business was heard before Item V. Old Business.*

**VI. OTHER BUSINESS:**

*Sub-Item B. was heard before Sub-Item A.*

**B.** *A request for a two- (2-) year extension of approval for the Forrestal Development project located at 25 Forrestal Street. George Dycio from the Lewiston Development Corporation was present on behalf of Forrestal Development. This request is for a two-year extension of approval for construction of a 48,000 square foot light industrial/warehouse structure at 25 Forrestal Street. The following motion was made.*

**MOTION:** *by Lucy Bisson that the Planning Board grant the requested two- (2-) year extension of approval to Forrestal Development at 25 Forrestal Street to market the property under consideration for future development. Second by Denis Fortier.*

**VOTED:** *4-0 (Passed).*

**A.** *A request to schedule a Planning Board Workshop regarding a discussion on an “all wheels off-road park” located at 50 Old Farm Road. Don Arel, owner of 50 Old Farm Road was present. Gil Arseault said that this is considered a non-intensive outdoor recreation. Environmental standards need to be looked at. Design standards need to come back to this Board. It was suggested that both items could be reviewed in a workshop. It will be up to Don Arel to do what needs to be done. It is a conditional use permit. This item was placed on the agenda, at Don Arel’s request, to schedule a workshop. The following motion was made.*

**MOTION:** *by Lucy Bisson that the Planning Board schedule a tentative workshop date of October 1, 2007 to discussion Design Standards and the “All Wheels Off-Road Park”. Second by John Racine.*

**VOTED:** *4-0 (Passed).*

*If the above tentative date changes, Don Arel will be informed.*

**C. City Acquisitions/Dispositions.** *The following motions were made.*

**- 293 Bates Street:**

*Present at this meeting were both Douglas & Sonia Taylor. Sonia stated that they have owned the adjacent property for 10-1/2 years and are in need of parking. They would like to clean this property up, build a retaining wall, and make a parking area for two (2) vehicles. They want to make this a useful piece of property. Staff is in support of this disposition by the City. This property has no value to the City. The following motion was made.*

**MOTION:** *by Lucy Bisson that the Planning Board send a favorable recommendation to the City Council on the disposition of 293 Bates Street, that the property be turned over to Douglas & Sonia Taylor, and for the City Council to negotiate a sale price. Second by Denis Fortier.*

**VOTED:** *4-0 (Passed).*

**- 10 Marcotte Avenue:**

*This item was brought before this Board, at the written request of Louis Callet. He is interested in purchasing 50’ x 125’ of this property, which is to the left of his property. Denis Fortier asked, “Does the City need to vacate first?” The response was, “Yes, if it is a street”. There, being no further comment or discussion, the following motion was made:*

**MOTION:** *by Lucy Bisson that the Planning Board send a favorable recommendation to the City Council to invest and dispose of a 50’ x 125’ section of City-owned land at 161 Birch Street, located off Marcotte Street to Louis Callet, 10 Marcotte Avenue. Second by Jonathan Earle.*

**VOTED:** *4-0 (Passed).*

**- 986 Sabattus Street:**

This item was brought before this Board, at the written request of **Irving S. Fisher**. He would like to give the City the property at the rear of his, which is located at 986 Sabattus Street. There, being no comment or discussion, the following motion was made:

**MOTION:** by **Lucy Bisson** that the Planning Board send a favorable recommendation to the City Council on the City's acquisition and acceptance of the property without any conditions at 986 Sabattus Street. Second by **John Racine**.

**VOTED:** 4-0 (Passed).

**D. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.** David Hediger introduced **Luke Jenson** to the Planning Board Members. He would like to be the new Student Representative and can be contacted at 333-1410. Also mentioned, was the need for a new Planning Board Chair. Tom Peters has resigned from this Board to seek election as a member of the City Council. David Hediger updated the Board and stated that Denis Fortier is now a full member of the Planning Board, as appointed by the Mayor. The need to elect a new Planning Board Chair shall be listed on the next Planning Board agenda for Monday, September 24, 2007.

**V. OLD BUSINESS:**

**A. Lewiston-Auburn Consolidation.** No update.

**B. A discussion regarding City of Lewiston Design Guidelines.** This item was briefly mentioned above under Item VI. Other Business, Sub-Item A.

**VI. READING OF THE MINUTES: Draft Meeting Minutes for meeting held on August 13, 2007.** The draft minutes for the August 13, 2007 Planning Board meeting were not distributed or reviewed at this meeting, therefore, there was no motion taken.

**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Denis Fortier** that the Planning Board adjourn this meeting at 8:36 p.m. Second by **Lucy Bisson**.

**VOTED:** 4-0 (Passed).

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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